

AGENDA

PLANNING COMMISSION

Thursday, December 14, 2023 @ 5:00 pm

Town Hall

10 E. Church Street, Bethlehem PA

The Meeting will be livestreamed for viewing purposes only on:
<https://www.youtube.com/channel/UC4HYHr4C6mVbfhRXhWYXaJw>

Applications can be viewed at:
<https://www.bethlehem-pa.gov/calendar-planning-zoning>, or in Bethlehem City Hall.

1. **APPROVAL OF MINUTES** – August 17, 2023, and September 28, 2023.
2. **LAND DEVELOPMENT PLAN REVIEW**
(23-010 LD&S) – 23080003 – 925 BETHLEHEM DRIVE (PHOENIX TUBE) – Land Development and Subdivision (Lot Consolidation) Plan – Ward 15, Zoned LI-Light Industrial, plan dated July 28, 2023, last revised November 2, 2023. The applicant proposes to consolidate 925 Bethlehem Drive (87,120 SF / 2.0 acre), 1055 Win Drive (53,911 SF / 1.24 Acre) and 1075 Win Drive (54,072 SF / 1.24 Acre); the consolidated parcel will total 195,103 SF / 4.48 acres. The applicant proposes to construct a 69,108 SF addition to the structure located at 1055 Win Drive and located ostensibly on the parcel 925 Bethlehem Drive; the structure located at 1075 Win Drive will remain separate. The applicant also proposes to add 39 vehicle parking spaces, 36 on the parcel 925 Bethlehem Drive and three on the parcel 1055 Win Drive. The facility will be used for Manufacturing stainless steel.

The Applicant has also submitted a waiver request from 1349.06(b) requirements for the installation of sidewalk along the property frontage (Bethlehem Drive and Win Drive).

3. **SKETCH PLAN REVIEW**
(23-004 Sketch Plan Review) – 23110026 – 1323-1339 EAST FOURTH STREET & 1338 STEEL AVENUE – SKETCH PLAN REVIEW –Zoned CL, plans dated November 9, 2023. The Applicant proposes to demolish all existing structures and site appurtenances; consolidate six parcels into one parcel; and construct a four-story with lower-level mixed use structure, to be known as Greenway Park. The proposed layout includes 87 off-street parking spaces on the lower level, and accessed from Steel Avenue, 4,000 SF of commercial (retail) space on the front street level and 69 multi-family dwellings (apartments) on floors 1-4. The parcel is irregular in shape, measures +/- 257' along East Fourth Street and totals 0.931 acres or ~40,554 SF.

4. **GENERAL DISCUSSION ITEMS**